

# AGENDA MATERIAL

DATE 9/16/25 ITEM NO. RA52



**TO:** Honorable Board of Supervisors

**FROM:** Mark Holden, AICP, Planner III *Mark Holden*  
Public Works-Development Services Department-Planning Division

**DATE:** October 6, 2025

**SUBJECT:** P23CA00001 PIMA COUNTY 2025 COMPREHENSIVE PLAN UPDATE,  
PIMA PROSPERS – SPECIAL AREA POLICIES  
MINOR REVISIONS

The above referenced 2025 Comprehensive Plan update is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 14, 2025** public hearing.

Development Services Department (DSD) staff met with neighborhood associations to revise Special Area Policies in Pima Prospers, the 2025 Pima County Comprehensive Plan update.

Special Area Policies cover discrete areas in the unincorporated county and are enacted for discretionary land use requests to increase use intensity or residential density, such as rezonings. Minor revisions are proposed for Special Area Policies *S-8 Tucson Mountains*, which covers the eastern foothills of the Tucson Mountains west of Silverbell Road and *S-38 Catalina Foothills Estates*, located between N. First Avenue and N. Hacienda del Sol, north of River Road.

DSD staff met with neighborhood association representatives, Board of Supervisors members and their staff (September 29 and 30, 2025) to discuss the Special Area Policies. The result of these collaborative meetings were revisions to the policies that more accurately reflect the objectives of the area neighborhood groups and plan update goals. The proposed language will guide future land use changes in these policy areas over the next ten years. The two policies are attached with revision language identified.

These Special Area Policies minor revisions are added for the Supervisors' consideration of the entire 2025 Comprehensive Plan update on October 14.

## Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator  
Chris Poirier, AICP, Department Director  
Thomas Drzazgowski, Planning Director

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